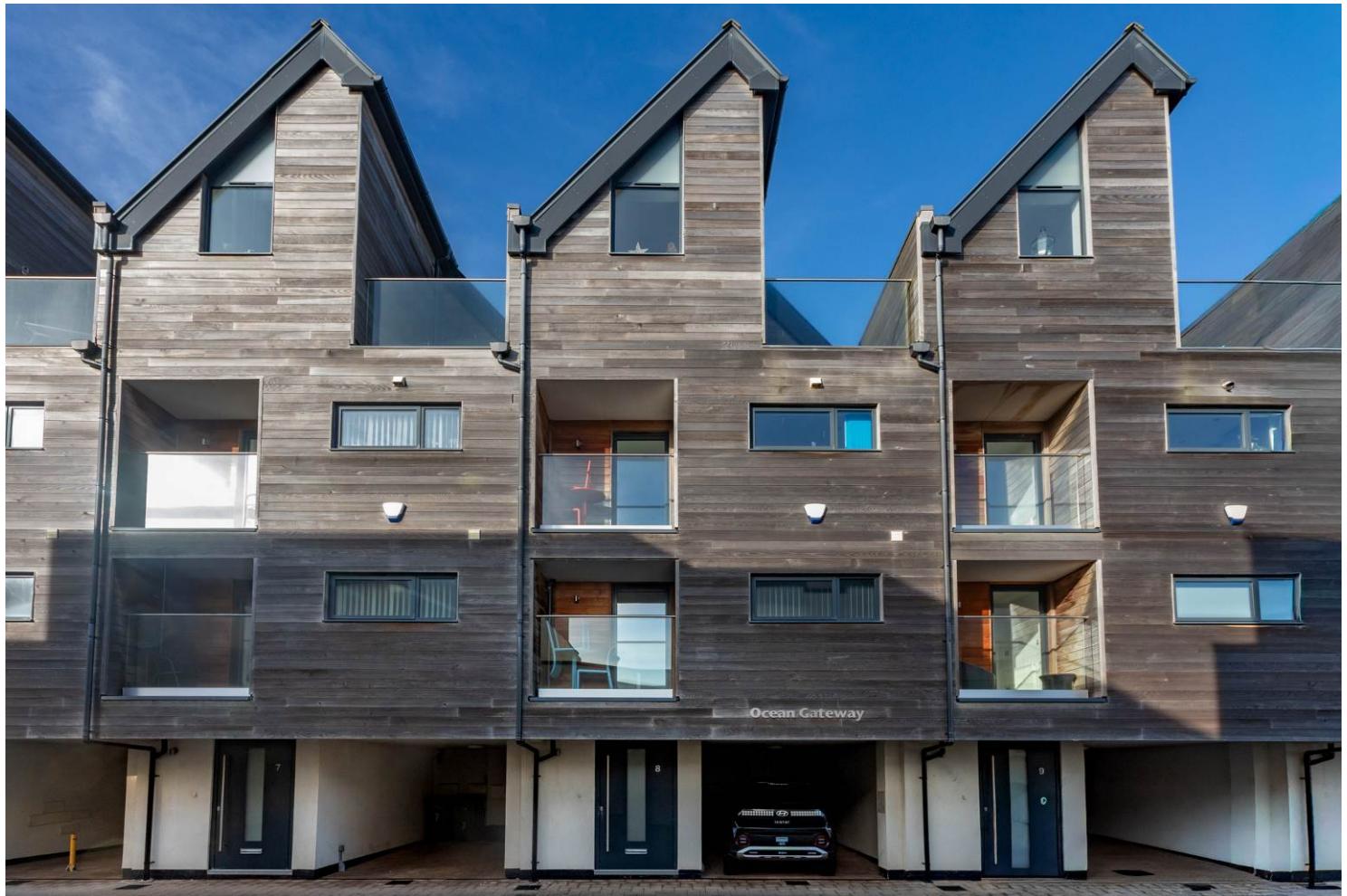


49 High Street, Hythe, Kent CT21 5AD



**8 OCEAN GATEWAY,
FISHERMAN'S BEACH, HYTHE**

Forming part of Hythe's prestigious Fisherman's Beach development, this striking town house enjoys some beautiful sea views and offers spacious accommodation designed to compliment a modern lifestyle with a generous open plan kitchen/ dining/ living room, 3 bedrooms (1 en-suite), bath & shower rooms. Courtyard garden, parking. EPC B

**£545,000 Freehold
NO ONWARD CHAIN**



**8 Ocean Gateway,
Fisherman s Beach, Hythe CT21 6FN**

Entrance Hall, Shower Room

First Floor: 2 Bedrooms, Bathroom, Balcony

Second Floor: Open-Plan Kitchen/Dining/Living Room, Balcony

**Third Floor: Principal Bedroom, En-Suite Shower Room,
Dressing Room, Balcony**

Car Port, Storeroom and Parking To The Front, Rear Courtyard Garden

DESCRIPTION

Ocean Gateway forms the second line of this prestigious development meaning this striking row of attractive townhouse command superb views of The English Channel over the pebble topped rooftops of the villas opposite.

The house has been finished to an exacting standard and offers impeccably presented accommodation which is finished in a sleek contemporary style. Designed to compliment a modern lifestyle, the accommodation comprises a shower room (perfect if you're coming back from a swim in the sea) and a utility cupboard on the ground floor, two bedrooms and a bathroom on the first floor, a generous open plan kitchen/dining/living space on the second floor. The top floor comprises the principal bedroom suite with en-suite shower room and dressing room. Accessed from the bedroom is a secluded terrace from where stunning views of the sea can be enjoyed.

The house also benefits from a paved courtyard garden to the rear, a carport with adjoining storeroom and a parking space across the front of the house.

SITUATION

Fisherman's Beach is considered to be a particularly desirable area of Hythe comprising a pleasing combination of detached villas, apartments and town houses with direct access to the beach where one can dine alfresco at The Lazy Shack based in The Old Lifeboat Station which also incorporates The Lazy Shack Shop selling a variety of seasonal fresh fish and other locally sourced produce. Further along the seafront is The Waterfront, a renowned fine dining restaurant and cocktail bar. The town centre, beyond the historic Royal Military Canal, is within a pleasant walk with its vibrant High Street offering a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also an excellent selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs, The Hotel Imperial with its leisure centre, gym and spa, the sailing club as well as other water sports facilities. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approx. 17 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via a composite door with central opaque glazed panel, staircase to 1st floor, ceramic tiled floor, radiator, access to utility cupboard housing a wall mounted Glo Worm gas fired boiler, pressurised hot water cylinder, space and plumbing for washing machine, access to under stairs storage, double glazed door to rear courtyard garden, recessed lighting, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, wall hung wash basin with mixer tap and vanity drawers below, low level WC with concealed cistern, recessed lighting extractor fan, opaque double glazed window to rear, tiled walls, tiled floor, heated ladder towel rail.

FIRST FLOOR LANDING

Staircase to 2nd floor, recessed lighting, doors to bedrooms and bathroom, double glazed tilt and turn door to:

BALCONY

With glazed balustrade.

BEDROOM 2

(currently being utilised as a sitting room)
Double glazed full height windows and double glazed door opening on to a Juliet balcony overlooking the garden, recessed lighting, full wall of built in bookcase, engineered oak flooring, radiator.

BEDROOM

Double glazed window to front, built in wardrobe concealed by sliding doors, recessed lighting, engineered oak flooring, radiator.

BATHROOM

Panelled bath with mixer tap and separate hand held shower attachment, wall hung WC with concealed cistern, wash hand basin with mixer tap and vanity drawers below, fully tiled walls, tiled floor, heated ladder towel

rail, extractor fan, shaver point, recessed lighting.

SECOND FLOOR LANDING

Staircase continuing to third floor, double glazed door opening to balcony to front from where views over Fisherman's Beach and of the sea can be enjoyed, recessed lighting, radiator, door to:

OPEN PLAN KITCHEN/DINING/LIVING SPACE

A generous space of L-shaped form united by ceramic tiled flooring throughout, the kitchen area well fitted with a comprehensive range of base, cupboard and drawer units in a sleek contemporary style incorporating integrated Neff dishwasher, pair of Neff ovens, wine fridge, square edged Corian worktops incorporating pre-formed one and a half bowl sink with grooved drainer to side and mixer tap and five burner Neff gas hob, coordinating upstands with coloured glass splash back behind the hob Elica extractor hood above, coordinating bank of units incorporating integrated fridge and freezer, full height pull out larder cupboard and central Neff microwave oven, double glazed window to front enjoying views over Fisherman's beach and of the sea, recessed lighting, the living dining space with recessed lighting, double glazed window to rear, double glazed casement door with double glazed window to side, opening to Juliet balcony to rear, radiators.

THIRD FLOOR LANDING

Built-in storage cupboards with overhead storage above, further built-in part shelved storage cupboard, bulkhead storage cupboard, high level double glazed window to front, radiator, door to:



PRINCIPAL BEDROOM

Set beneath a vaulted ceiling, engineered oak flooring, pair of wall-light points, double-glazed window to rear, double glazed casement door with double glazed window to side, opening to a generous decked **balcony** enjoying a southerly aspect, from where views over Fisherman's Beach and of the sea can be enjoyed, (power point and lighting), radiator, door to en-suite shower room and **walk-in wardrobe** equipped with hanging rails, shelving, flights of drawers, engineered oak flooring, double glazed Velux roof light.



EN-SUITE SHOWER ROOM

Well fitted with a contemporary suite comprising walk-in tiled shower enclosure with monsoon shower and separate handheld attachment, wall hung W.C. with concealed cistern, wall hung wash basin with mixer tap and flight of vanity drawers below, tiled floor, tiled walls, recessed lighting, extractor fan, double glazed Velux roof light, heated ladder rack towel rail.



OUTSIDE

To the front of the property is a block paved open **Car Port** with security lighting and door giving access to:

Enclosed Walkway/STOREROOM leading to:

REAR GARDEN

The courtyard garden has been paved in natural stone for ease of maintenance, well enclosed by timber panelled fencing and provides the perfect environment for alfresco dining and entertaining, outside light and tap.



EPC Rating Band B

COUNCIL TAX

Band F approx. £3,479.83 (2025/26)
Folkestone & Hythe District Council.

VIEWING

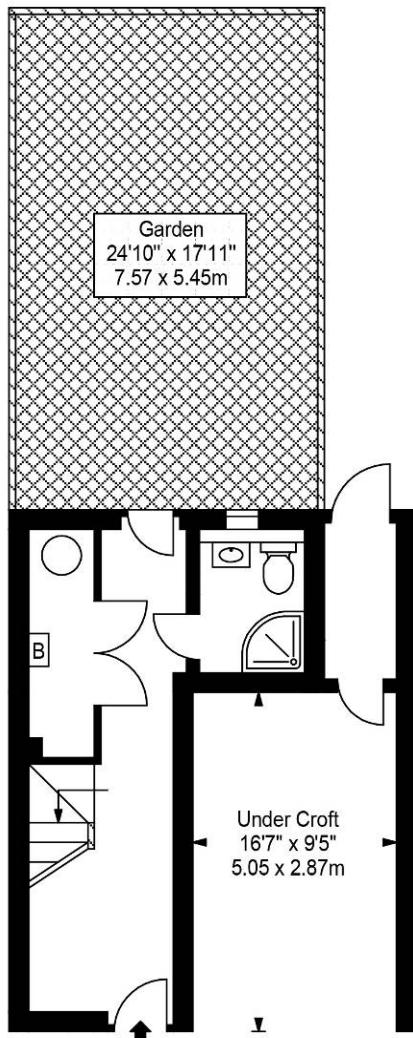
Strictly by appointment with **LAWRENCE & CO, 01303 266022.**



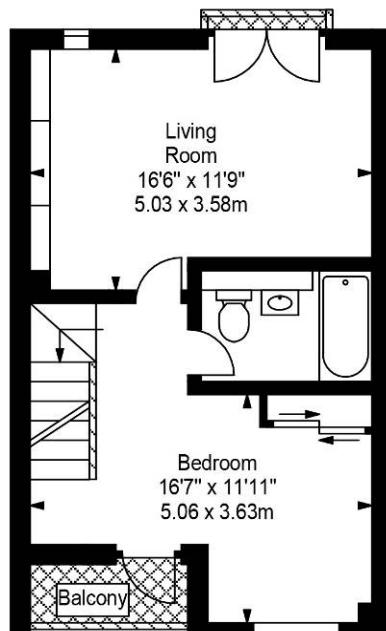
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8 Oceans Gateway, Fisherman's Beach, 4Y 7HE

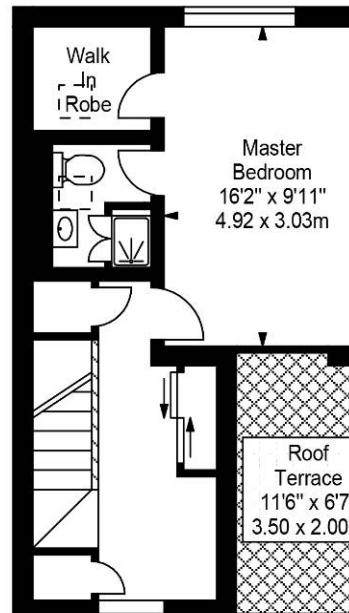
Approximate Gross Internal Area :-
 Ground Floor :- 42.92 sq m / 462 sq ft
 First Floor :- 43.01 sq m / 463 sq ft
 Second Floor :- 43.66 sq m / 470 sq ft
 Third Floor :- 35.67 sq m / 384 sq ft
 Total :- 165.27 sq m / 1779 sq ft



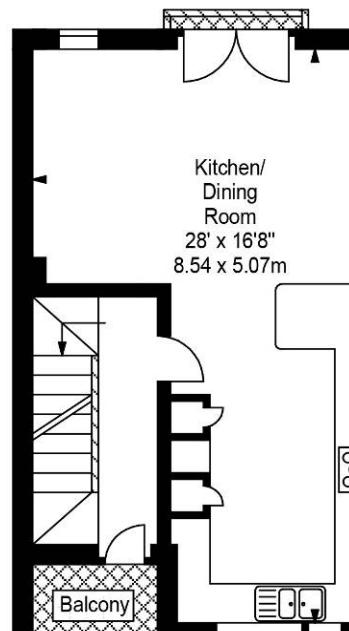
Ground Floor



First Floor



Third Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetlk.com